

**Avocado Estates Homeowners Association
General Session Meeting Minutes
May 25, 2016**

Attendance

Board of Directors

Jim Harrington, President
Pam Merrill, Vice President
Kiley Grunstad, Treasurer
Erica Miller, Secretary

Absent:

Darrell Strom, Director at Large
DeAnna Dougherty, Director at Large

Vacant, Director at Large

Management

Jimmy Nevarez, CMCA, AMS, Recording Secretary

Call to Order

The meeting was called to order at 6:07 PM.

Homeowners Forum

Two (2) homeowners were in attendance.

Minutes

Board reviewed the General Session Minutes from the meeting held on April 13, 2016.
MSUA To approve the minutes from the meetings held on April 13, 2016.

Approved: 4-0

Financial

Board reviewed the financial statement for the period ending March 31 & April 30, 2016.
MSUA to accept the financial statement(s) pending review by the CPA at fiscal year end.

Approved: 4-0

Landscape Committee Report – Erica Miller

Board has tabled the review of landscape designer to the next meeting.

Pool Committee Report - Kiley Grunstad / Casey Ryan

The Pool Committee directed management to contact the pool vendor regarding the low water in the pool.

Road Committee Report – Jim Harrington

Tabled pending meeting with Counsel.

Manager's Report

Board reviewed walkthrough report, work order log, violation log.

Homeowner Requests

Board reviewed all homeowner requests and instructed management to respond as needed.

New Business

Street Signs – MSUA to approve Director Merrill to approve final version of new street signs.

Approved: 4-0

Tree Trimming - MSUA to approve Atlas Tree Service to perform the tree trimming and removals in the amount of \$5,108 to be funded from the reserves.

Approved: 4-0

Reserve Study – The Board reviewed proposals for the reserve study and have tabled the matter to the next meeting.

Old Business

Pond Update – The Board tabled the matter to the next meeting.

Next Meeting

The next meeting has been scheduled for Wednesday, June 22, 2016 at 5:00 PM at the Avocado Estates Pool Room.

Adjournment

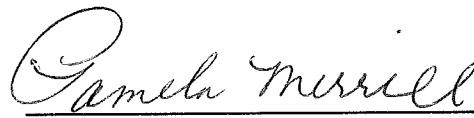
The meeting adjourned at 7:07 PM.

BOARD CERTIFICATION AND APPROVAL OF MINUTES

This is to certify that Avocado Estates Homeowners Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and hereby approve the authenticity of actions reported of this meeting.

Respectfully Submitted:

Jimmy Nevarez, CMCA, AMS



Board Signature